



Four-Gite French Property with Heated Pool and Excellent Rental Potential - €297870



Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 334,945.26

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Sauze-Vaussais
Cap:	79190
Pubblicato:	21/09/2026

Descrizione:

A great opportunity to generate seasonal income with the four gites. Alternatively, it could serve as your primary residence alongside three independent gites. There is no heating system, but the property features a lovely 11m x 5.5m heated swimming pool and a compliant sanitation system. Set in a quiet village at the end of a small no-through lane. Close to the towns of Sauze-Entre-Bois and Chaunay with easy access to Poitiers airport. The property is ready to rent immediately although the gites would benefit from internal modernisation.

LA CHATAIGNE

GROUND FLOOR

Living room 35m2: Tiled floor, fireplace
Fitted kitchen 10m2: Tiled floor
Hall 9m2: Laminate flooring
Sitting room 8m2: Laminate flooring
Hall 4m2: Tiled floor, cupboard
WC 2m2: Tiled floor, washbasin

UPSTAIRS

Landing: Carpet, cupboard
Bedroom 18m2: Carpet, cupboard, and private shower room (5m2: Laminate flooring, washbasin, WC, shower)
Bedroom 11m2: Carpet
Bedroom 18m2: Laminate flooring
Bathroom 6m2: Laminate flooring, bathtub with shower, washbasin, WC, Velux window

LA ROSE



GROUND FLOOR

Living area 25m2: Tiled floor, exposed stone, fitted kitchen area

UPSTAIRS

Landing 5m2: Seagrass flooring, low beam, sloping ceilingBedroom 9m2: Carpet, exposed stone, sloping

ceiling, Velux windowBedroom 12m2: Seagrass flooring, exposed stone, beam, sloping ceiling, Velux

windowShower room 6m2: Vinyl flooring, WC, washbasin, shower, sloping ceiling

LE TOURNESOL

GROUND FLOOR

Living area 32m2: Tiled floor, fitted kitchen, exposed stoneShower room 3.5m2: Tiled floor, shower,

WC, washbasinHall 1m2: Tiled floor

UPSTAIRS

2 Bedrooms (14m2 each): Carpet, beams, Velux windows, sloping ceilings

LA LAVANDE

GROUND FLOOR

Living area 21m2: Tiled floor, fitted kitchenBathroom 4.5m2: Tiled floor, bathtub with shower,

washbasin

UPSTAIRS

2 Bedrooms (15m2 each): Carpet, beams, Velux windows, sloping ceilings

EXTERIOR

Courtyard with space for Parking for 4 cars. Enclosed garden, well (sealed for safety).Heated swimming

pool (11m x 5.5m; liner replaced in 2025), 1.6m deep with flat bottom.Covered wooden terrasse.Utility

room, small outbuilding, 1-car garage.

Comune

Camere da letto:	9
Bagni:	5
Finito piedi quadrati:	312 mq
Dimensione del lotto:	2046 mq
Floor Number:	1

Room details

Total rooms:	14
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Building details

Numero di piani:	1
Orientation:	S

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL:	https://youtu.be/CnUfAK7FbQ
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Contact information

IMLIX ID:	IX9.000.504
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